



Illinois Historic

Preservation Agency

MAYORS CORRESPONDENCE
UNIT 3M-5

99 MAR -9 AM 9:18

1 Old State Capitol Plaza • Springfield, Illinois 62701-1507 • (217) 782-4836 • TTY (217) 524-7128

February 25, 1999

Name of Place: Lakewood Balmoral Historic District
(Bounded by Magnolia, Wayne, Foster and Bryn Mawr
Chicago, Illinois) 2/19/99

Date: 900 West Lake Street
Chicago, Illinois
2/12/99

Mayor Richard M. Daley
City of Chicago
121 N. LaSalle Street, Room 507
Chicago, IL 60602

Dear Mayor Daley:

This letter is to notify you that the place named above was entered in the National Register of Historic Places on the date listed above.

If you have any questions concerning this, please feel free to contact me.

Sincerely yours,

Ann V. Swallow
Survey and National Register
Coordinator

AS/tlm
listedpr



**Illinois Historic
Preservation Agency**

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MAYORS CORRESPONDENCE
UNIT 3M-5

99 JAN -8 PM 2:45

January 6, 1999

136225
21/2/FE

Name of Place: See Attached
Chicago, Illinois

Date: December 11, 1998

Mayor Richard M. Daley
City of Chicago
121 N. LaSalle Street, Room 507
Chicago, IL 60602

Dear Mayor Daley:

This letter is to inform you that the Illinois Historic Sites Advisory Council reviewed the nomination for the place named above for listing in the National Register of Historic Places at the above meeting date.

The council members, upon review of the nomination, felt that the property did meet the criteria necessary for placement on the National Register and voted to recommend the nomination. The nomination form has been signed by the State Historic Preservation Officer. It has been sent to the National Park Service in Washington, D.C. for review by the staff of the Keeper of the National Register. When the property has been listed on the Register, you will receive a letter of notification.

If you have any questions concerning these actions, please feel free to contact me at (217) 785-0315.

Sincerely yours,

Ann V. Swallow
Survey & National Register
Coordinator

AVS/tlm
recomend

Lakewood Balmoral Historic District
Bounded by Magnolia, Wayne, Foster and Bryn Mawr
Chicago, Illinois

900 West Lake Street
Chicago, Illinois



**Illinois Historic
Preservation Agency**

1 Old State Capitol Plaza • Springfield, Illinois 62701-1507 • (217) 782-4836 • TTY (217) 524-7128

November 9, 1998

MAYORS CORRESPONDENCE
UNIT 3M-5

99 NOV 20 PM 3:29

Name of Place: See Attached
Chicago, Illinois

Considered at: Illinois State Library
300 S. 2nd Street
Springfield, Illinois

Date Considered: December 11, 1998

21/11/15
133519

Mayor Richard M. Daley
City of Chicago
121 N. LaSalle Street, Room 507
Chicago, IL 60602

Dear Mayor Daley:

We are pleased to inform you that the place noted above will be considered by the Illinois Historic Sites Advisory Council at the meeting place noted above for nomination to the National Register of Historic Places. The National Register is the Federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our Nation's heritage. Enclosed is a copy of the criteria under which properties are evaluated.

Listing in the National Register results in the following for historic properties:

1. Consideration in planning for Federal or state funded, licensed, or assisted projects. Section 106 of the National Historic Preservation Act of 1966 (see 36 CFR 800) requires that Federal agencies allow the Advisory Council on Historic Preservation an opportunity to comment on all projects affecting historic properties listed in the National Register. The Illinois State Agency Historic Resources Preservation Act (20 ILCS 3410/14) requires state agencies to consider historic resources during the planning for their projects.

Lakewood Balmoral Historic District
Bounded by Magnolia, Wayne, Foster and Bryn Mawr
Chicago, Illinois

900 West Lake Street
Chicago, Illinois



**Illinois Historic
Preservation Agency**

1 Old State Capitol Plaza • Springfield, Illinois 62701-1507 • (217) 782-4836 • TTY (217) 524-7128

M E M O R A N D U M

TO: Mayor Richard Daley, City of Chicago
James Peters, Landmarks Division, Department of
Planning and Development

FROM: Ann V. Swallow, Survey & National Register Coordinator

DATE: October 13, 1998

SUBJECT: Preliminary Opinion of Revised Lakewood Balmoral
Historic District, Chicago

It is my opinion that the revised Lakewood Balmoral Historic District (deleting the east side of Glenwood) meets Criterion A for listing in the National Register of Historic Places due to its distinct community planning and development history.

My memorandum of June 9 concerning the significance of the district still stands. The revised boundaries excluding the east side of Glenwood have affected the integrity of the area. It is my opinion that the three remaining streets, Wayne, Lakewood and Balmoral, represent a distinguishable and significant entity, comprising some 75% of the original Cochran's Third Addition. Glenwood's physical development with nearly identical two and three story masonry multiple housing units was a departure from the consistent 2-story, single family home and duplex character of the Third Addition. It can be argued that Glenwood does not physically represent the significant suburban history of the Lakewood Balmoral area.

M E M O R A N D U M

TO: Mayor Richard Daley, City of Chicago
Charles Thurow, Deputy Commissioner, Landmarks
Division, Department of Planning and Development

FROM: Ann V. Swallow, Survey & National Register Coordinator

DATE: June 9, 1998

SUBJECT: Preliminary Opinion of Lakewood Balmoral Historic
District, Chicago

It is my opinion that the Lakewood Balmoral Historic District meets Criterion A for listing in the National Register of Historic Places due to its distinct community planning and developmental history.

This residential historic district is comprised of the "Third Addition" subdivided by John L. Cochran in 1890, and subsequently "built up" during the first three decades of the 20th century. It was the fourth area developed in Cochran's Edgewater suburb, and today it is the only residential component of the suburban development that meets the National Register integrity criteria. All other residential areas of Edgewater have been significantly altered due to new construction and demolition.

The success of Cochran's Edgewater was dependent upon improvements in transportation links and infrastructure. The covenants and marketing program were meant to appeal to middle class buyers who wanted a long term guarantee of their real estate investment. The significance of the Edgewater development, and specifically Lakewood Balmoral, is linked to both this practical community planning and Cochran's appeal to the buyer's desire for social and aesthetic improvement. The variety of architectural styles in the Lakewood Balmoral reflects Cochran's conscious promotion of his community plan.

Mayor Richard Daley

Charles Thurow

June 9, 1998

Page 2

Although the west side of Broadway was originally part of the Third Addition, the street has been excluded from the district due to the loss of historic buildings and the alteration of existing buildings. Also, the type of residential development that Cochran promoted was very limited along Broadway during the period of significance. Its exclusion from the district does not significantly detract from the integrity or significance of remaining four residential streets in the district.



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

320 North Clark Street
Room 516
Chicago, Illinois 60610-4711
(312) 744-3200 (Voice)
(312) 744-9140 (FAX)
(312) 744-2958 (TTY)

<http://www.ci.chi.il.us>

September 2, 1998

Ms. Ann Swallow
National Register Coordinator
Illinois Historic Preservation Agency
Old State Capitol
Springfield, Illinois 62701

RE: **Lakewood Balmoral District**

Dear Ms. Swallow:

The Commission on Chicago Landmarks has reviewed the nomination for the above-referenced property to be listed on the National Register of Historic Places.

We concur with your opinion that the district meets Criterion A for listing due to its distinct community planning as part of John L. Cochran's development of the Edgewater community. This residential area of Edgewater also meets the National Register integrity criteria. The Commission on Chicago Landmarks is pleased to endorse this nomination.

Please contact our staff if you have any questions.

Sincerely,

Albert M. Friedman
Acting Chair

xc: Alderman Mary Ann Smith
Beth White, LBRC



Please
Recycle!



United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Lakewood Balmoral Historic District

other names/site number _____

2. Location

street & number Bounded by Magnolia, Wayne, Foster, and Bryn Mawr ☐ not for publicationcity or town Chicago ☐ vicinitystate Illinois code IL county Cook code 031 zip code 60640

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☐ locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title _____

Date _____

State or Federal agency and bureau _____

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title _____

Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper _____

Date of Action _____

- ☐ entered in the National Register.
☐ See continuation sheet.

- ☐ determined eligible for the
National Register
☐ See continuation sheet.

- ☐ determined not eligible for the
National Register.

- ☐ removed from the National
Register.

- ☐ other. (explain:) _____

Lakewood Balmoral
Name of Property

Cook County, Illinois
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
☒ public-local
☐ public-State
☐ public-Federal

Category of Property
(Check only one box)

- ☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
490	126	buildings
0	0	sites
0	0	structures
0	0	objects
		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed
in the National Register**

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic/single dwelling

Domestic/multiple dwelling

Domestic/secondary structure

Current Functions

(Enter categories from instructions)

Domestic/single dwelling

Domestic/multiple dwelling

Domestic/secondary structure

7. Description

Architectural Classification

(Enter categories from instructions)

Queen Anne

Shingle

Craftsman

Materials

(Enter categories from instructions)

foundation Limestone

walls Brick

Weatherboard

roof Asphalt

other Stone

Terra Cotta

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheets

8. Statement of Significance**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☐ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Community Planning and Development

Period of Significance

1890-1929

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

Lakewood Balmoral

Name of Property

Cook County, Illinois

County and State

10. Geographical Data

Acreage of Property _____

UTM References

(Place additional UTM references on a continuation sheet.)

1

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Zone Easting Northing

2

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3

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Zone Easting Northing

4

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☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title James Ashley

organization _____ date May 1, 1998

street & number 4701 N. Campbell Ave., #3 telephone 773/334-4071

city or town Chicago state IL zip code 60625

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Lakewood Balmoral Hist.

Summary Paragraph

The Lakewood Balmoral Neighborhood (hereinafter referred to as Lakewood Balmoral), is a discrete assemblage of late nineteenth and early twentieth century buildings, which together comprise an intact example of early suburban development in Chicago, Illinois. Located near Lake Michigan on the northern periphery of the city, Lakewood Balmoral maintains a great deal of its architectural integrity. Lakewood Balmoral consists of twelve city blocks, promoted by the locally-noted real estate developer John Lewis Cochran. This area was originally known as Cochran's Third Addition to Edgewater, a suburban development he began in the 1880s.

The name Edgewater originated with Cochran. Unlike much of present-day Edgewater, Lakewood Balmoral has remained remarkably intact over the last century, giving the neighborhood an historic and architectural integrity lacking in bordering neighborhoods. Bounded by three major Chicago thoroughfares on its north, south, and east boundaries, Bryn Mawr, Foster, and Broadway Avenues respectively, Lakewood Balmoral exists today as a quiet, residential neighborhood.

Natural and Manmade Elements

Lakewood Balmoral is situated on the northern part of Chicago's Lake Plain, the flat, low belt of land once covered by the waters of the extinct glacial Lake Chicago. To the west of the neighborhood lies the Rose Hill Bar, a long, low ridge of land that exists as the only elevation in an otherwise level physiography. One-half mile to the east of Lakewood Balmoral is Lincoln Park and Lake Michigan.

The neighborhood exhibits the ubiquitous grid street plan typical of Chicagoland real estate development. The longer streets run north and south. Alleyways run behind the residential buildings and several of them exhibit the hand-laid brick of the subdivision's original infrastructure (*See photo 1*). Rows of trees flank each street reminiscent of J. L. Cochran's tree planting, an Edgewater amenity he vigorously promoted. These essential elements, together with the neighborhood's many vintage garages, contribute to the orderly and historical feel of Lakewood Balmoral.

Many of the Lakewood Balmoral neighborhood's street names (Bryn Mawr, Balmoral, Berwyn, Magnolia) were chosen by Cochran in order to associate his Edgewater with the affluent "Main Line" railroad stops of his native Philadelphia.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 1 Page 2

Lakewood Balmoral Historic District

Cochran's Third Addition to Edgewater historically was bounded on the east by the west side of Broadway (Evanston) Avenue and on the west by the east side of Glenwood (Southport) Avenue. It includes the interior north-south streets of Magnolia, Lakewood and Wayne Avenues, and Catalpa (Claremont), Balmoral, and Berwyn Avenues running east-west. The north side of Foster Avenue (North 59th Street) and the south side of Bryn Mawr Avenue formed the southern and northern boundaries respectively.

Broadway and Glenwood Avenues, both through streets, draw and direct north-south traffic away from Lakewood Balmoral's interior north-south streets, Wayne, Lakewood, and Magnolia Avenues, which all dead end into Foster and Bryn Mawr. These boundaries were not accidental as they are part of the original street plan of Cochran's Third Addition.

The boundaries of the proposed historic district do not include the west side of Broadway and the east side of Glenwood. These two streets have been excluded for two different reasons. First, the west side of Broadway has been redeveloped as a commercial street and it has retained very few of the residential buildings from the period of significance. Its integrity is not sufficient for inclusion in the district. Second, the east side of Glenwood is of a different character than the predominantly single family home/duplex town house streetscapes within the district. It consists entirely of two and three flats. Its development is of a slightly later time period when Cochran's 1890 covenants were not being strictly enforced, and speculation construction of higher density multiple family housing filled the entire four block area. Therefore, it is not proposed for inclusion in the district.

Lakewood Balmoral Historic District displays a variety of building materials and architectural styles in its residential housing which consists of single-family homes, duplex town homes (See photo 3) and two-flats. The district also has a uniform character which is due to the common 2-story height and setbacks of the buildings. Although the district is primarily single family housing, more masonry two-flats do appear on Wayne. They are scattered along the length of the four blocks, and their massing and materials do not disrupt the suburban character of the neighborhood. They are considered contributing buildings in the historic district.

Types, Styles, and Periods of Architecture

Lakewood Balmoral's character is unequivocally turn of the century. While eclectic in architectural style and design, the residential buildings of Lakewood Balmoral fall, generally, into three basic building types: detached single-family homes, duplex town homes and two-flat residences. The single-family homes are of either wood, brick, or combined wood frame and brick masonry construction while the duplex town homes and two-flats are of brick and stone.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 3

Lakewood Balmoral Historic District

Some of the neighborhood's two-flats and duplex town homes are faced with rusticated limestone. Surface treatments of stucco exist on many homes as both original expressions of design and as early modifications. A preponderance of porches, both open and enclosed, adds to the character of the neighborhood.

These basic materials of construction are used to express a wide range of architectural styles, with Queen Anne, Shingle, Colonial Revival, Classical Revival, Craftsman and Prairie influences exhibited in the neighborhood's housing stock.

The neighborhood represents a mix of architectural styles, and its residences reflect the architectural eclecticism and cosmopolitan tastes of the period of significance. Whether of wood or masonry construction, the residences of the neighborhood display a variety of roof shapes, dormers, projecting bays, engaged towers, and porches and balconies. Architectural styles and themes, which, along with a variety of ornamental motifs, combine to make the neighborhood a showcase of the increasingly mechanized, yet creative, building techniques of the turn of the century. (*See photos 4, 5, 6, 7, 8, 9, 10*)

The neighborhood's housing stock reveals a sophisticated level of design and creativity in its architecture. Cochran's restrictive covenants created cohesiveness and visual appeal. Many of the two-flats, usually associated with speculative builders, exhibit a high level of workmanship and architectural design. (*See photo 11*) While many of these century-old buildings have experienced additions, alterations and rehabilitation, the original architecture of the neighborhood's period of significance is quite evident.

Nearly all of the housing in Lakewood Balmoral was built between 1893 and 1915, a period typified by architectural and social change. As Cochran himself noted, (*See appendix A*) the "Transition period of architecture became Edgewater's own." In a significant way, Lakewood Balmoral itself represents a transition in Edgewater from the architectural opulence of Cochran's first Addition, closer to the lake, to the decidedly more middle-class amenities of his Third Addition. Edgewater originally was known for its lake shore property and large mansions located along Sheridan Road, which Cochran liberally used to promote his later subdivisions such as Lakewood Balmoral.

Unlike the lake shore mansions, however, Lakewood Balmoral's first homes, dating from the early 1890s, reflect the aspirations of both a growing number of middle-class home seekers and developers like Cochran who understood what the new and growing market wanted. Cochran termed this new aesthetic as "elegance without ostentation". Rather than continue to cater exclusively to the wealthy and elite, Cochran developed his Third Addition for a different social and economic class. The lots and homes of Lakewood Balmoral were, and still are, more spacious and suburban than those in the city proper, but more modest than those mansions that

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 4

Lakewood Balmoral Historic District

lined the lake shore. Unlike the 25-foot lot typical of much of Chicago real estate development, Lakewood Balmoral's homes occupy lots of 30 to 50 feet; hence the neighborhood exhibits in its planning and architecture a real estate developer's compromise between the large scale of lakeside estates and the smaller lots of typical urban areas. In Lakewood Balmoral, duplex town homes and two-flats exist in harmony with detached single-family homes. Residences reflect the growing and striving middle-class populace of Progressive Era Chicago that became Cochran's major market.

Physical Relationship of Buildings and General Character of the District

The geography of Lakewood Balmoral is the direct result of the planning of Edgewater's developer, John L. Cochran. Uniform facade lines, generous setbacks, a consistent density of development, a grid street plan with sidewalks and trees, and a marked consistency in housing types make the neighborhood stand out as an historic example of Chicago suburban real estate development during the late 1800s and early 1900s. Because there has been so little postwar construction in Lakewood Balmoral, this basic relationship of physical elements is the same as it was during the neighborhood's period of significance.

General Condition of Buildings

Because of its historic consistency as a neighborhood of middle and upper-middle-class residents and homeowners, the general condition of Lakewood Balmoral's housing stock is between good and excellent. A desirable residential area since its inception, the very nature and reputation of the neighborhood have induced many homeowners to maintain and rehabilitate their nearly century-old homes. While there have been applications of vinyl, aluminum and asphalt siding, major structural modifications of Lakewood Balmoral's homes have been few.

In terms of establishing criteria for Lakewood Balmoral's contributing structures, this nomination turns to the precedent set by the nearby Sheridan Park Historic District, accepted to the National Register in 1985. In the latter nomination, alterations such as "application of inappropriate siding, change in roof materials, window alterations within the original openings" etc., were termed "reversible or minor" and did not prevent structures that had experienced such alterations from being listed as contributing to the district. Of the above, siding is the most common alteration that affects Lakewood Balmoral's residential housing.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 1 Page 5

Lakewood Balmoral Historic District

Modifications and enclosure of porches is the second most common alteration in Lakewood Balmoral. According to building permits, enclosure of the neighborhood's porches occurred mostly in the 1920's and years prior to World War II, reflecting changing times. Chicago's climate has induced replacement of some of the porches' supporting piers, steps, stairway railings, lattice work and balustrades. However, most of the residences' original porch columns remain intact. Again, using the precedent set by the Sheridan Park nomination, the buildings of Lakewood Balmoral retain an integrity of exterior appearance and exhibit the scale, massing, materials of construction, and original ornamentation that are indicative of a potential National Register district.

Lakewood Balmoral as Distinct From its Surroundings

The planning of John Lewis Cochran created a distinct community that resisted the onslaught of postwar demolition and rebuilding that has dramatically altered many other Chicago neighborhoods. Compared to its immediate surroundings, Lakewood Balmoral exists as an aesthetically pleasing neighborhood in a more densely developed urban environment. Its high percentage of single-family homes sets it apart from all areas that surround it.

Ironically, it is this Third Addition, not Cochran's first developments closer to the lake, which has maintained its architectural integrity through the years. Although some multi-family buildings were built along Winthrop and Kenmore Avenues after the arrival of the rapid transit elevated system in 1908, it was during a residential construction boom in the 1910s and 1920s that Cochran's earlier addition to the east was significantly altered. During this period, single-family homes were replaced by apartment hotels and larger apartment buildings that today dominate the neighborhood. In the 1950s and 1960s, the area was further altered by the influx of four-plus-one apartment buildings and high-rise apartment towers. Little of Cochran's original Edgewater remains. Because of the dramatic changes that have occurred east of Broadway Avenue and along Sheridan Road, Lakewood Balmoral is the only cohesive remnant of the suburban aesthetic Cochran so self-consciously contrived. Only his Third Addition remains intact.

Lakewood Balmoral exists today as a complete and contained expression of Cochran's original Edgewater. Of the 342 residential buildings, 249 are detached single-family dwellings. Only three of these residences are non-contributing structures. Of the remaining flats, nearly all are two-story and many are disguised as more substantial single-family homes. (See photo 12) Only a few residential buildings in the district were determined to be non-contributing, a very

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 7 Page 6

Lakewood Balmoral Historic District

low number considering the more than one-hundred year history of the neighborhood and the drastic changes which have occurred in other sections of Edgewater. In the district, the non-contributing buildings are those built after the period of significance, 1890 to 1929, or altered so that they no longer possess historic integrity.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 1 Page 1Lakewood Balmoral Historic DistrictLakewood Balmoral Historic District
Contributing Structures List

ABBREVIATION KEY:

APTS = Apartment Building
CTYD APTS = Courtyard Apartment Building
DPLX = Duplex
DSF = Detached Single Family
INST = Institution
WF = Wood Frame
MSRY = Masonry

Address	Permit Date	Type	Contributing Outbuilding	Architect Builder
<u>Balmoral Avenue</u>				
1341	N/A	MSRY/DSF	No	
<u>Berwyn Avenue</u>				
1321	1924	Brick 2-Flat	No	David G. Wallace
1340	1906	MSRY/DSF	Non con	Berkley Brandt
<u>Bryn Mawr Avenue</u>				
1255	ca. 1917	APTS	No	
<u>Catalpa Avenue</u>				
1221	1910	APTS.	Yes	
1252	1910	APTS	Non con	
1318	ca. 1920	MSRY/DSF	Yes	
1336	ca. 1910	MSRY/DSF	Non con	Berkley Brandt
1339	ca. 1920	MSRY/DSF	No	
1341	ca. 1920	MSRY/DSF	No	

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 8Lakewood Balmoral Historic District

Address	Permit Date	Type	Contributing Outbuilding	Architect Builder
<u>Foster Avenue</u>				
1340-42	ca. 1912	APTS.	No	
<u>Lakewood Avenue</u>				
5202	ca. 1900	Brick 2-Flat	Yes	
5203	ca. 1915	Brick 2-Flat	No	
5206	ca. 1903	WF/DSF	Yes	
5207	ca. 1907	WF/DSF	Yes	
5209	ca. 1907	Brick/DSF	Yes	
5210	1922	Brick 2-Flat	Yes	
5214	1898	WF/DSF	Non con	
5217	1906	Brick/DSF	Non con	
5218	1899	WF/DSF	Non con	Neils Buck
5219	1905	WF/DSF	Non con	
5222	1898	WF/DSF	No	Julius Huber
5223	1899	WF/DSF	Yes	Neils Buck
5226	ca. 1900	WF/2--Flat	No	
5227	1899	WF/DSF	Yes	Neils Buck
5231	ca. 1900	WF/DSF	No	
5232	ca. 1900	Brick/DSF	No	
5233	ca. 1910	Brick?DSF	Non con	
5237	ca. 1906	WF/DSF	Non con	
5241	ca. 1900	Brick/2-Flat	Yes	
5245	ca. 1903	WF/DSF	Non con	
5249	1899	WF/DSF	Yes	Neils Buck
5253	1899	WF/DSF	Non con	Neils Buck
5255	1910	MSRY/DSF	Yes	Carl Almquist
5301	1905	Brick 2-Flat	Non con	

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Address	Permit Date	Type	Contributing Outbuilding	Architect Builder
<u>Lakewood Ave. Cont.</u>				
5302	ca 1904	WF/DSF	Yes (1895)	
5307	1905	Brick 2-Flat	Yes	
5308	1903	Brick/DSF	Non con	
5311	1905	Brick/DSF	No	
5313	1903	WF/DSF	Yes	
5314	ca 1900	Brick DSF	Yes	
5318	1901	Brick DSF	Yes	
5319	1905	Brick 2-Flat	Non con	
5321	1909	WF/DSF	Non con	
5322	1893	WF/DSF	Yes	
5324	1910	WF/DSF	Yes	Schock & Swanson
5325	ca. 1912	WF/DSF	Yes	
5329	ca. 1920	Brick 2-Flat	Yes	
5332	1895	WF/DSF	Non con	
5333-35	1898	Brick/DPLX	Yes	Cochran--Collander Bldr.
5336	1904	WF/DSF	Non con	
5339	1924	Brick 2-Flat	Non con	
5340	1895	WF/DSF	Yes	
5343	ca 1900	WF/DSF	No	
5344	1895	WF/DSF	Yes	Leon Stanhope
5347	1910	WF/DSF	Yes	
5348	1893	WF/DSF	Non con	
5352	1893	WF/DSF	Yes	
5353	1895	WF/DSF	Yes	
5356	1906	Brick 2-Flat	Yes	
5357	1908	Brick 2-Flat	Yes	
5400	ca. 1912	WF 2-Flat	Yes	
5403	1905	WF/DSF	No	
5406	1902	WF/DSF	Yes	
5407	1905	WF/DSF	No	

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Address	Permit Date	Type	Contributing Outbuilding	Architect Builder
<u>Lakewood Ave. Cont.</u>				
5409	1905	WF/DSF	Yes	
5410	1895	WF/DSF	Non con	
5413	ca 1900	WF/DSF	No	
5414	1895	WF/DSF	No	
5417	1905	WF/DSF	Non con	
5418	ca. 1895	WF/DSF	No	
5422	ca. 1895	WF/DSF	No	
5423	1899	WF/DSF	Yes	
5426	1893	WF/DSF	Yes	
5427	1902	WF/DSF	Non con	
5430	1895	WF/DSF	Non con	
5431	1906	Brick/DSF	Non con	
5434	1904	WF/DSF	Yes	
5435	1906	WF/2-Flat	Non con	
5438	1902	WF/DSF	Yes	
5439	1904	WF/DSF	Non con	
5443	ca 1900	WF/DSF	Yes	
5444	1894	WF/DSF	Yes	
5447	1908	WF/DSF	Yes (2 bldgs)	
5452	1893	WF/DSF	Non con	
5453	1898	WF/DSF	Non con	Holabird & Roche
5456	ca 1900	Brick/DSF	Yes	
5459	ca. 1910	Brick/DSF	Yes	
5500	1910	Brick 2-Flat	Yes	
5506	1906	Brick 2-Flat	No	
5507	1906	WF/DSF	Yes	
5509	1905	WF/DSF	Yes	

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Address	Permit Date	Type	Contributing Outbuilding	Architect Builder
<u>Lakewood Ave.Cont.</u>				
5510	1899	WF/DSF	Yes	
5511	ca. 1900	Brick 2-Flat	Non con	
5514	1902	Brick 2-Flat	Yes	
5517	1910	WF/DSF	Non con	
5518	1906	Brick 2 flat	Non con	
5521	1904	WF/DSF	Non con	
5524-26	1898	Brick/DPLX	Yes (2 bldgs)	
5525	1903	WF/DSF	No	
5531	1894	WF/DSF	Yes	
5532	1898	WF/DSF	No	Julius Huber
5535	1894	WF/DSF	Non con	
5536	ca. 1903	WF/DSF	Yes	
5538	1903	WF/DSF	Non con	
5539	1894	WF/DSF	Non con	
5542	ca. 1900	WF/DSF	Yes	
5543	1894	WF/DSF	Yes	
5546	1907	Brick/DSF	Non con	
5547-49	1929	CTYD APTS	No	
5552-60	ca. 1929	CTYD APTS	No	
		(Bryn Lake Apartments)		
5553	1894	WF/DSF	Non con	

Magnolia Avenue

5200-02	1898-99	Brick/DPLX	Non con
5201-03	1910	Brick/DPLX	No
5206	ca. 1905	WF/DSF	No
5207	1906	Brick 2- Flats	Non con

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Address	Permit Date	Type	Contributing Outbuilding	Architect Builder
<u>Magnolia Ave. Cont.</u>				
5210	ca. 1905	WF/DSF	No	
5211	1905	Brick/DSF	Yes	
5213	1906	WF/DSF	Non con	
5214	1904	WF/DSF	No	
5216	ca. 1910	WF 2-Flat	Non con	
5217	1905	Brick 2-Flat	Yes	
5219	1905	WF/DSF	Non con	
5220	ca. 1905	WF/DSF	Non con	Neils Buck
5223	1908	WF/DSF	Yes	
5224	ca. 1900	WF/DSF	No	Neils Buck
5226	1898	WF/DSF	Non con	
5227	1899	WF/DSF	Non con	Neils Buck
5229	1905	Brick 2-Flat	No	
5230	ca. 1898	WF/DSF	No	
5233	1901	WF/DSF	Non con	
5234	1903	Brick/DSF	Non con	
5238	ca. 1900	WF/DSF	Non con	
5239	1901	WF/DSF	Non con	
5241	1916	MSRY 2-Flat	Yes	
5242	ca. 1900	WF/DSF	No	
5244-46	1898	Brick/DPLX	Non con	
5245	1899	WF/DSF	Non con	
5247	1899	WF/DSF	Non con	Harvey Page
5250-52	1898	Brick/DPLX	Non con	
5251	ca. 1900	WF/DSF	No	
5254-56	1898	Brick/DPLX	Yes (2 Bldgs)	
5255	1908	Brick 2-Flat	Yes	
5257	1912	Brick 2-Flat	No	
5300-02	1917	Brick 4-Flat	No	

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Address	Permit Date	Type	Contributing Outbuilding	Architect Builder
<u>Magnolia Ave. Cont.</u>				
5303	1906	Brick DSF	Non con	
5306 (5304)	1905	WF/DSF	Yes	
5307	1901	WF/DSF	Yes	
5310-12	1916	MSRY DPLX	Yes	
5311	1903	WF/DSF	Yes	
5314	1916	MSRY 2-Flat	Yes	
5315	1903	WF/DSF	Yes	
5317	ca 1907	WF/DSF	Yes	
5318	1897	WF/DSF	Yes	
5321	1901	WF/DSF	Yes	
5322	1899	WF/DSF	Non con	
5326	ca. 1895	WF/DSF	Yes	
5330	1908	Brick 2-Flats	Yes	
5331	ca. 1895	WF/DSF	Yes	
5334	1908	Brick 2-Flats	Yes	
5335	ca. 1910	Brick 3-Flat	No	
5340	ca. 1895	WF/DSF	No	
5341	ca.. 1910	Brick 2-Flat	Yes	
5344	1913	Brick 2-Flat	Yes	Henry L. Newhouse
5345	1914	MSRY/DSF	Yes	
5348	1903	WF/DSF	Yes	
5351-53	1898	Brick/DPLX	Non con--Yes	
5352	1898	WF/DSF	Yes	
5356	1904	WF/DSF	Yes	George Maher
5359	ca. 1915	Brick 2-Flat	Non con	
5402	ca. 1900	Brick/DSF	Non con	
5401-05	1908/1916	INST	Yes	Ivar Viehe-Naess
		(Unity Lutheran Church)		

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Address	Permit Date	Type	Contributing Outbuilding	Architect Builder
<u>Magnolia Ave. Cont.</u>				
5409	ca. 1908	Brick 2-Flat	Yes	
5410	ca. 1910	MSRY 2-Flat	No	
5412	1905	WF/DSF	Non con	
5413	1926	Brick 2-Flat	Yes	
5414	1906	WF/DSF	No	John Van Osdel
5415	1906	Brick 2-Flat	Non con	
5418	ca. 1905	WF/DSF	No	
5419	1906	WF/DSF	Non con	
5422	ca. 1895	WF/DSF	Yes	
5425	ca. 1900	WF/DSF	Yes	
5426	ca. 1908	WF/DSF	Non con	
5427	1906	Brick/DSF	No	
5429	1907	Brick/DSF	Yes	
5430	1904	WF/DSF	Non con	
5434	ca. 1900	WF/DSF	No	
5435	ca. 1900	WF/DSF	No	
5439	1907	Brick 2-Flat	Yes	
5440	1901	Brick/DSF	Yes	Strippleman
5444	1898	WF/DSF	No	
5445	1902	WF/DSF	Non con	
5446	ca. 1900	WF/DSF	Non con	
5449	1898	WF/DSF	Non con	
5452	ca. 1900	MSRY/4-Flat	Yes	
5453	ca. 1900	WF/DSF	Non con	
5458	ca. 1912	Brick 2 flat	No	
5502	1904	Brick 2-Flat	Non con	
5506	ca. 1900	WF/DSF	Yes	Church & Jobson
5510	ca. 1900	WF/2-Flat	Non con	
5516	1905	WF/2-Flat	Yes	
5520	1899	WF/DSF	Yes	

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Address	Permit Date	Type	Contributing Outbuilding	Architect Builder
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Magnolia Ave. Cont.

5534	ca. 1895	WF/DSF	Yes	
5537	1909	WF/DSF	Yes	
5538	ca. 1900	WF/DSF	Non con	
5540	ca. 1910	Brick/DSF	Yes	
5541	1909	WF/DSF	Non con	
5544	ca. 1910	Brick/DSF	Yes	
5545-51	ca. 1924	CTYD/APTS	No	
5546	1908	Brick/DSF	Non con	
5553-59	ca. 1924	APTS.	No	

Wayne Avenue

5200-02	ca. 1915	Brick APTS	No	
5201-03	ca. 1915	Brick APTS	No	
5205-11	1927	CTYD APTS	No	
5206	1909	Brick 2-Flat	Yes	
5210	ca. 1900	MSRY/DSF	Yes	
5213	1905	WF/DSF	Non con	
5214	1905	Brick 2-Flat	Non con	A.A. Paddock
5216	1904	WF/DSF	Non con	
5217	1905	WF/DSF	Non con	
5220	ca. 1900	WF/DSF	Non con	
5221	ca. 1920	WF/DSF	Non con	
5223	ca. 1915	Brick/DSF	Yes	
5224	1907	WF/DSF	Non con	
5226	1908	WF/DSF	Non con	

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Lakewood Balmoral Historic District

Address	Permit Date	Type	Contributing Outbuilding	Architect Builder
Wayne Ave. Cont.				
5227	1903	WF/DSF	Non con	
5230	ca. 1908	Brick 2-Flat	Yes	
5231	1903	WF/DSF	Yes	
5234	ca. 1908	Brick 2-Flat	Non con	
5235	ca. 1910	WF/DSF	Non con	
5238	1907	WF/DSF	Yes	F.O. Johnson Bldr
5239	ca. 1910	WF/DSF	Non con	
5240	ca. 1900	WF/DSF	Yes	
5243	ca. 1910	Brick 2-Flat	Yes	
5244	ca. 1900	WF/DSF	No	
5245	ca. 1909	Brick/DSF	No	
5247	ca. 1909	Brick/DSF	No	
5248	ca. 1900	WF/DSF	No	
5251	ca. 1909	Brick/DSF	Yes	
5252	ca. 1900	WF/DSF	No	
5254	ca. 1910	WF 2-Flat	Yes	
5301	1922	Brick 2-Flat	Yes	
5306	1908	WF/DSF	Non con	Bostrom & Olsen
5307	1909	Brick 2-Flat	No	
5309	1909	Brick 2-Flat	No	
5310	1908	WF/DSF	Yes	Bostrom & Olsen
5312	1908	WF/DSF	Yes	Bostrom & Olsen
5313	1909	Brick 2-Flat	Non con	
5316	1899	Brick/DSF	Yes	
5317	1911	Brick 2-Flat	No	
5319	1910	Brick 2-Flat	Non con	
5320	1899	WF/DSF	Yes	
5323	1909	Brick/DSF	No	

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Address	Permit Date	Type	Contributing Outbuilding	Architect Builder
Wayne Ave. Cont.				
5324	1899	WF/DSF	Yes	
5325	1908	Brick 2-Flat	Non con	
5328	1908	WF/DSF	Non com	
5329	1908	Brick 2-Flat	Yes	
5330	1908	Brick/DSF	Non con	
5333	1908	Brick 2-Flat	No	
5334	1904	Brick 2-Flat	No	
5336	1905	WF/DSF	Yes	
5337	1903	WF/DSF	No	
5338	ca. 1915	Brick/DSF	Non con	
5339	1903	WF/DSF	Yes	
5343	1921	Brick 2-Flat	Non con	
5344	1908	WF/DSF	Yes	
5347	1909	Brick 2-Flat	Yes	
5348	1902	WF/DSF	Yes	
5349	ca. 1910	Brick 2-Flat	No	
5353	1907	Brick 2-Flat	No	
5354	1901	Brick 2-Flat	Non con	
5355	1905	Brick 2-Flat	Yes	
5357	ca. 1907	Brick 2-Flat	Yes	
5400	1910	Brick DSF	Yes	Herman Gaul
5401	ca. 1910	Brick 2-Flat	No	
5406	1914	Brick 2-Flat	Yes	
5407	1904	WF/DSF	Non con	
5410	1912	Brick 2-Flat	Yes	
5411	1907	WF/DSF	Yes	
5412	1909	Brick 2-Flat	Yes	
5415	1904	WF/DSF	No	
5416	1907	Brick 2-Flat	Non con	

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Address	Permit Date	Type	Contributing Outbuilding	Architect Builder
Wayne Ave. Cont.				
5417	1904	WF/DSF	Non con	
5418	ca. 1907	Brick 2-Flat	Yes	
5421	1907	Brick 2-Flat	No	
5422	ca. 1909	Brick 2-Flat	Yes	
5423	1908	Brick 2-Flat	Non con	
5424	1921	Brick 2-Flat	Yes	
5427	ca. 1910	Brick 2-Flat	No	
5430	1901	WF/DSF	Non con	
5431	ca. 1908	Brick 2-Flat	Yes	
5433	ca. 1908	Brick 2-Flat	Yes	
5434	ca. 1910	WF/DSF	Yes	
5437	ca. 1908	Brick 2-Flat	Yes	
5438	1902	WF/DSF	Yes	
5441	1906	Brick 2-Flat	Yes	
5442	1901	WF/DSF	Yes	
5443	1906	Brick 2-Flat	Yes	
5446	1903	WF/DSF	Non con	Axel Ostrand Bldr
5447	1906	Brick 2-Flat	Non con	
5449	1906	Brick 2-Flat	Non con	
5452	1899	WF/DSF	Yes	
5453	1906	Brick 2-Flat	Non con	Perly Hale
5455	ca. 1910	Brick 2-Flat	Yes	Perly Hale
5457	ca. 1906	Brick 2-Flat	No	Perly Hale
5506	1910	WF/DSF	Non con	
5507	ca. 1906	WF/2 Flat	Non con	
5510	1907	Brick/DSF	Yes	
5511	1908	Brick 2-Flat	Yes	
5514	ca. 1910	WF/DSF	Yes	
5515	1908	Brick 2-Flat	Yes	

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Address	Permit Date	Type	Contributing Outbuilding	Architect Builder
Wayne St. Cont.				
5517	1907	Brick 2-Flat	Yes	
5518	ca. 1905	WF/DSF	Yes	
5521	1908	WF/DSF	Non con	
5522	ca. 1912	Brick 2-Flat	No	
5526	1899	WF/DSF	Non con	
5527	1906	Brick/DSF	Non con	
5530	ca. 1905	WF/DSF	Yes	
5531	ca. 1905	WF/DSF	Yes	
5534	ca. 1905	WF/DSF	No	
5535	ca. 1905	Brick/WF/DSF	Non con	
5536	1913	Brick DSF	Yes	
5539	1904	WF/DSF	Yes	Julius Huber
5540	ca. 1907	WF/DSF	Yes	
5544	ca. 1907	WF/DSF	Non con	
5545	1905	Brick DSF	Yes	
5548	ca. 1907	WF/DSF	Non con	
5549	ca. 1902	WF/DSF	Yes	
5550	1907	WF/DSF	Yes	
5553	1903	WF/DSF	Yes	
5554	1906	WF/DSF	Yes	
5556	ca. 1908	Brick 2 Flat	No	
5557	1908	Brick 2-Flat	Non con	

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Lakewood Balmoral Historic District

Lakewood Balmoral Historic District Non-Contributing Structures List

Address	Permit Date	Type	Contributing Outbuilding	Architect Builder
<u>Lakewood Avenue</u>				
5244	1958	INST	No	
		(North Shore Baptist Church)		
5448	1965	Brick DSF	Non con	
5516	1994	WF/DSF	Non con	
<u>Magnolia Avenue</u>				
5325	ca. 1955	Brick 2-Flat	No	
5526	ca. 1955	INST/ Pastoral Center	No	

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Lakewood Balmoral Historic District

Architects of homes in the Lakewood Balmoral neighborhood

	<u>Address</u>	<u>Owner</u>	<u>Date</u>	<u>Architect/Builder</u>	<u>Style</u>
1.	5227 N. Magnolia 5220, 5223, 5219	Theodore Schurers res.	1899 1900-1905	Niels Buck Niels Buck	Queen Anne Queen Anne
2.	5247 N. Magnolia		1899	Harvey L. Page	Classical Revival
3.	5344 N. Magnolia	H. Mark	1913	Henry L Newhouse	
4.	5351-53 N. Magnolia	Cochran	1898	A. Collander, Bldr.	
5.	5356 N. Magnolia	Arthur Deppmann res.	1904	George W. Maher	Craftsman
6.	5414 N. Magnolia		1906	John M. Van Osdel	Colonial Revival
7.	5440 N Magnolia	P. L. Magle residence	1901	Strippleman	Queen Anne
8.	5506 N. Magnolia		1906	Church and Jobson	Queen Anne
9.	5222 N. Lakewood	H.C. Lammers res.	1898	Julius Huber/ Hatzfield and Knox remodelling 1911	Shingle
10.	5218 N. Lakewood		1901	Niels Buck	Queen Anne
11.	5223 N. Lakewood		1899	Niels Buck – also	Queen Anne
12.	5227 N. Lakewood		1899	Niels Buck	Queen Anne
13.	5249 N. Lakewood	Julius Friedlander	1902	Niels Buck	Queen Anne
14.	5253 N. Lakewood		1901	Niels Buck	Queen Anne
15.	5255 N. Lakewood	Gustav Dittman	1910	Carl Almquist	Craftsman
16.	5312 N. Lakewood		1914	W.L. Klewer	Craftsman
17.	5313 N. Lakewood	Cochran	1903	Rbt. Johnson Bldr.	Queen Anne
18.	5347 N. Lakewood	Angelica Holzaffel res.	1910	Leon E. Stanhope	Craftsman
19.	5324 N. Lakewood		1910	Schock and Swanson	Craftsman
20.	5333-35 N. Lakewood	Cochran	1898	A. Collander, blder	Queen Anne
21.	5400 N. Lakewood		1912		Craftsman
22.	5426 N. Lakewood	Susie Fischer	1893		Queen Anne
23.	5439 N. Lakewood	Cochran	1904		Queen Anne
24.	5453 N. Lakewood	P.H/ McNulty res.	1898	Holbird and Roche	Colonial Revival
25.	5525 N. Lakewood	Charles Bostrom	1903	Axel Ostrand, Bldr.	Classical Revival
26.	5524-26 N. Lakewood	Cochran	1898	A. Collander, Bldr.	
27.	5532 N. Lakewood	Julius Huber res.	1898	Julius Huber	Queen Anne
28.	5214 N. Wayne		1905	A.A.Paddock	
29.	5235 N. Wayne		1907	Bostrom and Olson, Bldr	Craftsman
30.	5238 N. Wayne		1907	F. O. Johnson, Bldr.	Craftsman
31.	5255 N. Wayne	E. Fox	1924	Wallace	
32.	5312 N. Wayne, 5310, 5306		1905	Bostrom and Olsen, Bldr.	Queen Anne
33.	5316 N. Wayne, 5320, 5324	Jane L Brannon	1899	Niels Buck	Queen Anne
34.	5400 N. Wayne		1912	Herman Gaul	Craftsman
35.	5415 N. Wayne	Cochran	1904		Queen Anne
36.	5453 N. Wayne, 5455, 5457		1906	Perly Hale	
37.	5446 N. Wayne		1903	Axel Ostrand, Bldr	
38.	5539 N. Wayne	Julius Huber	1904	Julius Huber	Craftsman
39.	1340 W. Berwyn	Emma Schraft	1906	Berkley Brandt	Craftsman
40.	1334 W. Catalpa		ca. 1910	Berkley Brandt	Craftsman

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Lakewood Balmoral Historic District

The Lakewood Balmoral Historic District meets criteria (A) for nomination to the National Register of Historic Places. This neighborhood remains the largest, intact remnant of Edgewater, a subdivision pioneered by John Lewis Cochran. Edgewater set the pace for Chicago's north side development between 1890 and 1929, the period of significance under examination. Cochran's Edgewater, bordered by Lake Michigan to the east, Foster Avenue to the south, Devon Avenue to the north, and Glenwood Avenue to the west, consisted of five subdivisions, the first three comprising an elite and genteel community along Lake Michigan's shore. Cochran's Third Addition, bounded by Bryn Mawr Avenue to the north, Foster Avenue (North 59th Street) to the south, the west side of Broadway (Evanston) Avenue to the east and the east side of Glenwood (Southport) Avenues to the west, was designed to be a more modest but equally gracious turn of the century neighborhood. Lakewood Balmoral's homes and churches visually represent the significant history of real estate development and population growth in Edgewater, consequently revealing broad patterns of late nineteenth and early twentieth-century American urban expansion.

The Chicago area has long been the scene of impressive growth and rapid change. The city was incorporated as a town in 1833, soon after, real estate speculators began to transform the region's economic and physical landscape. The mid-1830s witnessed one of the greatest land-speculation booms in American history, and Chicago found itself in the midst of this building frenzy. The Civil War and subsequent demographic and economic changes focused the nation's energy westward, making Chicago the largest city in the nation's heartland as well as the fastest growing urban center in the United States. The fire of 1871 marked a pivotal year for Chicago's development. The fire's destruction became the catalyst for a building boom that was to define the city.

Some developers, after measuring the high costs and uncertain rate of return on downtown developments, elected to invest their futures on the city's outer edges. Spurred by the existence of railroad lines and the Illinois and Michigan Canal, they focused a major portion of their efforts on the city's south side. Developers like Samuel Gross and Paul Cornell started a real estate empire on the city's western and southern edges. Gross built his fortune by building standard floor plan housing for the laboring classes along established railroad routes, such as Brookfield. (*Mayer & Wade, p. 174*). Cornell, on the other hand, rode the coat tails of well established political and social contacts to create his exclusive Hyde Park. This leading neighborhood, south of the City, shielded its residents from the pollution and industrial squalor of the quickly developing downtown and offered them the beauty of the lake shore. Cornell's genteel neighborhood grew quite popular, and when it was annexed to Chicago in 1889, was said to be the largest in population with more than 100,000 inhabitants. (*Berger, p. 18*)

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Like Cornell, John Lewis Cochran sought to create a lakefront community for Chicago's rapidly growing new money families. Vast, relatively unused tracts of spacious prairie, north of the city, lying between Chicago's downtown and suburbs such as Evanston and Lake Forest on the Chicago and North Western Railway line, were prime locations for developing single-family housing for the newly emerging professional class. Cochran coined the name Edgewater, in order to conjure up images of quiet homes and lake vistas. He began his development with the purchase of mostly empty land annexed by the City of Chicago that roughly bordered the lake to the east and Bryn Mawr Avenue to the north and began to build his neighborhood.

John Lewis Cochran was born in Sacramento, California on March 23, 1857. Cochran's father, a civil engineer who abandoned the California gold fields for Sacramento real estate ventures, sent his son to Philadelphia for an education. In 1877, at the age of twenty, Cochran left school to become a sales representative for the Blackwell Durham Tobacco Company. In 1881, Blackwell Durham transferred him to Chicago to work for a subsidiary group, the M.E. McDowell and Company tobacco firm. Cochran immediately saw the value of Chicago real estate and began, like his father, to invest in a new career.

In 1883 Cochran purchased a tract of land reclaimed from Lake Michigan by the wealthy hotelier Potter Palmer on Oak Street. The immense popularity of Palmer's Gold Coast neighborhood allowed Cochran to sell his Oak Street property with enough profit to move into major land speculation. Following Palmer's example, Cochran sought out lake front land. "In 1885 Cochran bought 380 acres between Sheridan Road on the east, Broadway (Evanston) Avenue to the west, Foster Avenue (North 59th Street) to the south and Bryn Mawr Avenue on the north. He subdivided the land, which was mostly truck farms, into city lots, and named the subdivision Edgewater." (*Berger, page 121*). He purchased his (first) addition in 1887 consisting of the land from Bryn Mawr Avenue on the south, Thorndale Avenue on the north, and Sheridan Road and Broadway as the east and west boundaries. His second addition, Thorndale Avenue north to Devon Avenue and also Sheridan Road to Broadway Avenue, was purchased in 1888. His Third Addition was purchased in 1890. By then, Edgewater and all of Lakeview Township had been annexed to Chicago.

Cochran's development plan was to attract buyers other than those characteristic of Gross or Palmer's developments. Cochran targeted the developing middle class who valued individualism and used their homes to showcase their wealth and prominence. He appealed to the individuality of his buyers in advertising that described his homes as "Modern, artistic... No two alike". (*Berger, page 124-25*) From the beginning, he wanted to create a suburb that would be inviting to buyers who lacked pioneering spirit but sought a gracious country lifestyle just beyond the city limits. (*Berger, page 124*) In an advertisement for Edgewater, which appeared

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in the June 19, 1887 issue of the *Chicago Tribune*, Cochran pointed out to prospective buyers that Edgewater "...has more advantages than any suburb of Chicago. It is within convenient driving distance to the city. Beautiful homes, splendid views, plenty of shade, telegraph, telephone, express office, stores, perfect drainage, and moderate prices." Cochran developed a three-tiered marketing strategy to entice buyers and make his north side Edgewater a viable and attractive place to live. His three ingredients were a modern infrastructure, efficient and reliable public transportation, and the "modern, artistic homes" described in his advertising.

Infrastructure

Rather than building structures as soon as the land was cleared, Cochran first made investments in infrastructure that were critical to his marketing plan. Indeed, if Edgewater was to be competitive with other upscale suburbs such as Riverside and Hyde Park, Cochran needed to provide the urban amenities that these other developments already possessed. He began his project by laying out curbed, macadamized streets and stone sidewalks, installing sewers, and importing and planting stately elm and ash trees. He went as far as developing the Edgewater Light Company, to provide Edison incandescent lights for both homes and streets at a cheaper cost than gas lighting. This created a comfortable and inviting atmosphere. Unique to the Edgewater subdivision, this utility service made it the only electric lighted suburb adjacent to Chicago and proved to be a major selling point for Cochran. (*Berger, page 123*)

In the June 19, 1887, *Chicago Tribune* advertisement Cochran noted that Edgewater "... has macadamized streets, stone sidewalks, and stone curbing. Every street lighted with electric lights. ... It has electric lights (Edison incandescent in every home and in every room, which costs much less than gas) ...It has water in every house, supplied from Lake View Water Works - a plentiful supply of pure water always."

Cochran also promoted the architectural amenities of his new subdivisions. The June 19, 1887 *Chicago Tribune* advertisement promised "...elegant homes of different modern and artistic designs. Queen Anne and Colonial Styles prevailing, well built, having all the latest improvements in plumbing."

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Once Cochran laid out Edgewater's infrastructure, he began to attack the problem of transportation on Chicago's North Side. Prior to leaving the East Coast Cochran witnessed the tremendous growth along Philadelphia's now famous "Main Line", a suburban rail corridor. With the Main Line as a model, Cochran was well aware of the problems in building a remote suburb. This meant that the residents of his development needed a quick, efficient, and all-weather method of commuting to the city. At the time of his purchase, no transportation services linked Edgewater to the city, a resource critical to attracting buyers to his development. Cochran persuaded the Chicago, Milwaukee, and St. Paul Railroad, whose line ran through the area, to stop at the street he named Bryn Mawr Avenue. There he built the Edgewater depot in 1886.

Although the Chicago, Milwaukee and St. Paul Railroad connected Edgewater with downtown Chicago, Cochran was dissatisfied with the rail service because it was inconvenient for Edgewater commuters. The railroad not only provided limited service (only four trains a day stopped at the Bryn Mawr Depot), but the train ran straight through to the Union Depot on Adams and Canal Streets, an inconvenient stop for those individuals who worked on the north side of Chicago's downtown. Convinced that Edgewater residents deserved a more convenient mode of public transportation, Cochran sought alternatives.

He attempted to persuade Charles T. Yerkes, the president of the North Chicago Street Railway Company, to extend his electric trolley line through Edgewater, but his efforts were met with resistance. Yerkes simply did not believe that the fledgling North Shore warranted such a venture. The undaunted and enterprising Cochran sought the assistance of some of Chicago's most prominent citizens, including department store magnate Marshall Field, in establishing an electric trolley line known as the Chicago North Shore Street Railway Company in 1892. The line connected Evanston (Broadway) Avenue to the Diversey Limits Barn. From there, commuters transferred to Yerkes' streetcars which carried them to the downtown area. This was the link that made Cochran's Third Addition attractive to buyers.

This streetcar line, locally known as the "Edgewater and Evanston", was merely a stopgap measure in Cochran's transportation plans. Cochran envisioned a direct line with multiple stops in the Loop for his North Side residents; an extension of the same services offered to Chicago's South Side residents, necessary to make his subdivision marketable for new buyers and suburban pioneers. In 1892, the same year he connected Edgewater to Yerkes' downtown line, Cochran helped organize and was elected to direct the Northwestern Elevated Railroad Company. This rail service was by far Cochran's most important development for Edgewater, and indeed, for the

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entire North Shore of Chicago. In 1894, the Chicago City Council authorized the construction of elevated track from downtown to North Avenue. By 1900, the elevated line was extended to Wilson Avenue, stopping just short of Edgewater. A frustrated Cochran lobbied tirelessly for the extension of the elevated train line into Edgewater.

Finally, in May of 1908, Cochran's efforts paid off, and the "el" line to Wilson was extended through Edgewater, running to the southern boundary of Evanston Township. At last, Edgewater and the rest of Chicago's North Side were linked to Chicago's center by a convenient, continuous rail line. With the completion of the elevated line, north side residents could commute easily and quickly to any point in the city's Loop district, matching the transportation amenities offered to residents in south side neighborhoods.

Development of the Lakewood Balmoral Subdivision

While Cochran sought to improve transportation, he continued skillfully to promote the Edgewater development, marketing its amenities and charm to the emerging professional, middle class. He opened an office in the Guild Hall at the corner of Bryn Mawr and Winthrop Avenues, and later, in 1908, opened a branch office at Evanston (Broadway) and Catalpa to better facilitate sales in his Third Addition.

Although Cochran clearly geared his first two more upscale Edgewater subdivisions toward the wealthy, he also recognized the economic importance of the rapidly growing numbers of Chicago's middle class. Appealing to the early-twentieth-century health rage, Cochran surmised that Edgewater offered a safe distance from the pollution and unsanitary conditions found in the heavily populated and industrial areas of Chicago. His Third Addition had sheltered residential streets and larger homes and yards than those in denser areas of the city. His advertising promoted Edgewater's lake shore location. These amenities were more healthful than the crowding and pollution found in neighborhoods closer to the stockyards, railroad yards or factories.

Cochran's desire to attract middle-class home owners was realized as early as 1900. That year's federal census for Lakewood Balmoral reveals a neighborhood composed of middle-class and professional-class families whose fathers went off to work, whose mothers maintained the household and volunteered in the community, and whose children attended nearby schools. Company vice-presidents and attorneys lived alongside carpenters, electricians, and steam-fitters. The neighborhood included a police chief, school teachers, and grocers. Salesmen and middle

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managers were common occupations in Lakewood Balmoral. Some families were able to keep live-in servants, not uncommon for the middle class of the time.

The families of Cochran's Third Addition represented the broad range of the emerging American middle class. Lakewood Balmoral residents were better off than the inner-city working classes who lived in crowded tenements and often relied on the labor of every member of the family to generate income. At the same time, they lacked the blue-blooded credentials and opulent homes of the very wealthy. These were up-and-coming Chicagoans of European background, most of whom had been born in the United States. Some middle-class salesmen could even send their children to universities for an education. Cochran's middle-class target market bought the homes in this development and also the concept of community that Cochran promoted.

An important component of Cochran's original marketing strategy was to appeal to the middle class by creating a community of single-family homes, unlike the flats and workmens' cottages in neighborhoods in some other areas of the city. He mandated through a covenant that for twenty years only single-family homes of substantial value, set back from the street, could be built. The text of the covenant is as follows:

"It is agreed that neither said second party nor his heirs, executors, administrators or assigns shall erect any fence, enclosure or obstruction to view or any wall of any building erected on said lots within 25 feet of the front street line of said lots for a period of twenty years from the date hereof without the written consent of said first party.

"It is also agreed that neither said party nor his heirs, executors, administrators or assigns shall build or cause to be built on said lots any building or structure (except a stable which shall be built on the alley line of said lots) the fair actual cost of which shall be less than three thousand dollars for a period of twenty years from this date without the written consent of said first party.

"It is agreed that neither said second party nor his heirs, executors, administrators or assigns shall build or cause to be built on said lot any building known as a 'flat or tenement building' hereby covenanting to erect thereon only a single private dwelling house (excepting the stable as aforesaid) for a period of twenty years from this date.

"No spiritous or malt liquors shall be sold on any portion of the herein granted premises for a period of twenty years from the date hereof without the written consent of said first party."

(Warranty deed dated March 17, 1902, recorded March 9, 1905 in book 8874, page 457, deeding Lot 18 and the north twelve and a half feet of Lot 19 in Block 7 in Cochran's Third Addition to Edgewater from John McDowell of Pennsylvania to Dennis Colbert of Chicago.)

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This covenant offered some protection, but as land passed to new owners, two-flat buildings began to appear in the neighborhood, many of them disguised as single-family homes. Although the two-flat facades showed the same design elements as the single-family homes including peaked roofs, dormers and even wood front porches, the footprints of the buildings were larger. By 1905, most of the lots on Magnolia, Lakewood and Wayne Avenues had been developed, predominately with single-family homes, but with two-flats scattered throughout.

The Architecture of Lakewood-Balmoral

Cochran used architecture as well as infrastructure to attract middle-class buyers. In the Lakewood Balmoral District, the eclectic architecture exhibits the styles of Queen Anne, Colonial Revival, Craftsman and a few examples of Classical Revival. The homes have some common characteristics, regardless of detailing, such as front gables, asymmetrical facades, open front porches and gabled front dormers. These elements appear on the earliest single-family homes and two-flats and, for the most part, have not been altered.

Along with these similar structural elements are details that reflect more of one style than another. For instance, Queen Anne homes show the use of shingle patterning in their front gables, and turned balusters on their porch railings. Other homes with the same front gables have been given an English Gothic styling with half timbering in the upper story and Gothic arch design on their porch railings. Thus, with a standard format for the plan of a home, Cochran could offer variations in several styles. In an 1899 brochure on Edgewater, Cochran asserted "Some of the best examples of the English Gothic, Colonial, Flemish, Classic Colonial, Queen Anne and French Renaissance of the Transition period are to be seen."

In America, the Queen Anne style was first introduced at the Philadelphia Centennial of 1876. It quickly became popular as the culmination of Victorian style and a part of the vernacular architecture countrywide in the 1880s. The style developed with these elements: brick foundations, first floor clapboard siding, shingles in a variety of patterns on the second story, and attic gables and roofs, carved and turned porch columns and balusters, bay windows, engaged turrets on the facades, and some classical Greek and Roman detailing.

In the Lakewood Balmoral District, some of these details are present on a number of homes including those by architect Niels Buck, at 5227 N. Magnolia, 5218, 5223 and 5227 and 5249 N. Lakewood, The home of architect Julius Huber at 5232 N. Lakewood and several of those listed on permits by J.L. Cochran are in the Queen Anne Style including the homes at 5313 and 5439 N. Lakewood and 5415 N. Wayne. At the time of construction, between 1889 and

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1902, all these homes had wood-shingled roofs. One home at 5222 N. Lakewood (1898, architect J. Huber) is a Shingle-style with granite stone arch entrance and gambled roof. The Shingle-style was popular in the early years of Edgewater's development when J.L. Cochran employed Joseph Lyman Silsbee to design homes in the first Edgewater subdivision.

Other homes exhibit elements of Colonial Revival style which began in the 1890s and hearkened back to the designs of the eighteenth century American residential architecture. These homes have full width front porches with classical columns, hip roofs and front gabled dormers. The most notable of these is the home at 5453 N. Lakewood (1898, P.H. McNulty home, architects Holabird and Roche). The home at 5414 N. Magnolia, (1906, architect, firm of John M. Van Osdel) also exhibits these style elements which became even more popular later in the twentieth century.

Interest in the Classical Revival style for residential architecture developed directly from the showcase provided by the 1893 World's Columbian Exposition in Chicago. The style drew on the design and decorative elements of ancient Greek and Roman temples translated to the single-family home. The home at 5247 N. Magnolia (1899, architect Harvey Page) and the homes at 5525 and 5536 N. Lakewood (1903) feature two-story front porches with two-story columns in Ionic and Corinthian form. The front gable of the attic with oval window, the corner pilasters and the turned balusters of the porch railings are among the other classical elements found on these homes.

After the turn of the century, a number of homes in the Craftsman style were built on some of the remaining lots of Cochran's Third Addition to Edgewater. The Craftsman style of architecture was an outgrowth of the Arts and Crafts Movement begun in 1888 in England. The aesthetic of this style focused on hand-crafted design and was in some ways a reaction to the increased mechanism of both architecture and interior design. This style eliminated surface decoration and the complex massing of the Queen Anne style in favor of simplicity and efficiency. These homes exhibit such elements as exposed rafters, ribbon windows and natural building materials such as tile and stone combined with wood and stucco. The interior of these homes often featured built-in furniture.

The Craftsman style is evidenced in some of the homes built between 1905 and 1915 such as 5347 N. Lakewood (1910, Angelica Hofzaffel House, architect Leon Stanhope). (*See photo 17*) These elements include hip roofs, exposed rafters at the roof and porches and columns with battened sides. Some of these homes are stucco, the original material.

The home at 5356 N. Magnolia (1904, Arthur Deppleman residence, architect George Washington Maher) exhibits elements that were later to become part of the language of the Prairie style with wide roof overhang, open brackets and a shed window dormer. Other homes

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with Prairie style elements are at 5324 N. Lakewood (1910, architect Frederick Schock and Swanson) 5231, 5235 and 5239 N. Wayne (1910) (*See photo 16*) and 5540, 5544, and 5548 N. Wayne (ca. 1907). A few years later, the home at 5400 N. Wayne (1912, architect Herman Gaul) and 1341 W. Balmoral (ca. 1920) were built in the Bungalow style. This style, prevalent in many areas of Chicago, is only represented at these two sites in the Lakewood Balmoral District.

Cochran planned the development of his Third Addition with a variety of styles on each block, again appealing to the tastes of middle-class buyers. His name appears on the permits for many of the earliest homes. A few of these are the same home designs, built on different blocks but often listed on the same permit. By offering a variety of styles, Cochran provided an opportunity for the buyer to express individualism and taste. Cochran also set a standard. Individuals who then bought lots and hired their own architects built according to this standard but to their individual tastes and preferences, thus ensuring the eclectic mix of architectural styles that characterizes Lakewood Balmoral to this day.

Some nationally known architects and firms were involved in the design and building of homes in Lakewood Balmoral. George Washington Maher, a nationally known architect of the Prairie School, as well as the Arts and Crafts style, and a contemporary of Frank Lloyd Wright, designed the previously mentioned Craftsman style home at 5356 N. Magnolia. Holabird & Roche designed the home at 5453 N. Lakewood (P.H. McNulty, residence, 1898). (*See photo 17*).

The architecture of Lakewood Balmoral also represents the workmanship of a number of architects of mostly local reputation such as Leon Eugene Stanhope, Myron Church, Niels Buck, Julius Herz Huber, Henry L. Newhouse, A.E. Norman, Frederick Schock and Harvey L. Page. Huber lived in the home he built at 5532 N. Lakewood.

Edgewater Institutions

Just as he shaped the physical amenities and aesthetics of the neighborhood, so too Cochran influenced the social direction of the community, offering its members the chance to partake in the good life. Cochran donated the land for the Saddle and Cycle Club, an exclusive social organization, still located on Foster Avenue east of Sheridan Road, and acted as its fourth president. His brochures also advertised the pleasures of the Casino Club, the North End Ladies' Club, and the Edgewater Tennis Clubs. Edgewater, according to Cochran, was clearly a complimentary balance between the leisure of the country and the convenience of the city.

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Cochran's early residents, lured there by his promise of clean air and quality living, could not become a community merely by living in proximity to one and other. The development's new homeowners would have to take an active role in shaping a neighborhood identity, rounding-out their new suburban world. In some ways, building a sense of community out-paced the building of physical structures in the young Edgewater. Newcomers seized upon the Guild Hall, designed by architect Joseph Silsbee, as a centerpiece for their community activity. The three-story Guild Hall served as a gathering place for public meetings and housed Edgewater's first public school

Residents in the Edgewater area also utilized this space to house their budding religious institutions. St. Ita's Catholic Church, for example, a present day fixture of Lakewood Balmoral, dates back to the early days of the Guild Hall. Petitioned by a group of fifteen families in Cochran's Edgewater, Chicago's first Archbishop, Patrick A. Feehan, appointed Reverend J.H. Crowe in June, 1900 to establish a congregation there. By the following year, the congregation had already grown to sixty-five families. Like the Episcopalian and Methodist churches, also founded at the Guild Hall, the young congregation of St. Ita used an improvised altar made from soap boxes until it moved to a new home, a frame church built on the corner of Catalpa and Magnolia Avenues.

Just as their neighbors saw in Guild Hall a public meeting place, a house of worship, or a school, others temporarily transformed storefronts into churches as they sought to create the institutions needed to complete their new community. In 1905, Edgewater residents added two more congregations to the area. Unity Evangelical Lutheran Church, with an original membership of twenty-two, began inauspiciously in an Argyle Street storefront. The church moved to a larger store within a year as the growing congregation awaited the completion of its first bible school chapel at 5409 N. Magnolia Avenue. That same year, another store front church was founded at 1960 N. Broadway (Evanston) Avenue. North Shore Baptist Church moved once, to Leland and Racine Avenues, before settling at the corner of Berwyn and Lakewood in the Lakewood Balmoral neighborhood in 1921 to house its growing membership.

Edgewater's religious institutions fostered community involvement by providing schools, a forum for social gatherings and a variety of charitable clubs and associations. St. Ita used the basement of its original wooden church at Magnolia and Catalpa as a hall to serve as a meeting place for the societies of the parish until 1904 when a parish school was opened. A three story school building was completed in 1909. (*St. Ita's History*, p. 7)

From its inception, the congregation of Unity Lutheran Church formed mission clubs, choirs and men's and women's societies. Their activities ranged from raising money for the church building fund, to hosting speakers on topics like interracial cooperation, to sponsoring

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missionary work in India. Church sponsored events such as Mardi Gras carnivals, dinners, and plays formed a focal point of community life. They also provided education and recreation for the children of Edgewater, acting as the earliest schools in the area, holding Sunday and Bible School classes, and hosting the neighborhood Campfire Girls and Boy Scouts.

The development of Edgewater's schools and churches strengthened its social fabric. They provided Cochran with yet another selling point in touting Edgewater's amenities, but more importantly, they helped anchor middle-class dwellers to the Lakewood Balmoral area. With easy access to the Loop, an independent infrastructure, a cohesive community near the lake, and the ease of life away from the city, Cochran could now honestly offer north side residents the same, if not better, amenities than the suburban residents south of the city. As much of Edgewater lost its luster in the post World War II era, the stability of the Lakewood Balmoral area rested in part on the lingering sense of community fostered and sustained by its religious and social institutions.

Later Development

In addition to the community developing in Edgewater, residents also were located near an urban hot-spot, Uptown, a prosperous residential and commercial district just south and west of Cochran's development. Uptown's development began after Cochran extended the rapid transit system through the North Side in 1908. It was enhanced when the Essenay and other film studios opened in Uptown. The community's heyday was the Roaring Twenties when it was the most successful commercial and social district north of the Loop. Edgewater's residents enjoyed the proximity to Uptown's many showplaces, shops and movie palaces, such as the luxurious Aragon Ballroom, the grand Uptown Theater and Goldblatt's Department store.

Edgewater developed its own attractions during that era. The now demolished Edgewater Beach Hotel was a draw. The hotel, located at 5349 N. Sheridan Road, was designed by Benjamin Marshall and built in 1916. Also a draw were the trendy apartment hotels, clubs and attractions on Bryn Mawr Avenue, now the Bryn Mawr Historic District. During the 1920s, apartment hotels and larger apartment buildings were built just west of Sheridan Road where single-family homes once predominated. (*Pacyga, p. 147*) These buildings accommodated a growing population in the popular Edgewater neighborhood.

The economic crash of 1929 dealt a severe blow to Chicago. In 1932 well over fifteen thousand mortgages were foreclosed. Edgewater felt the impact. But it was the years following World War II that most affected the neighborhood. Larger apartments and even homes in

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Edgewater were broken into smaller units to accommodate returning GI's and their families. Some six-flats on Winthrop and Kenmore Avenues remained divided into small apartments until the 1980's. It was largely the efforts of the Lakewood Balmoral Zonal Center that protected the buildings in Cochran's Third Addition from being divided into smaller units. (*Ratcliffe, p. 52*)

Two factors forever changed Edgewater in the 1950s and impacted Lakewood Balmoral. Edgewater's original lake frontage was filled in during to extend Lake Shore Drive from Foster Avenue to Hollywood Avenue. The Edgewater Beach Apartments, Saddle and Cycle Club, Edgewater Beach Apartments and Sheridan Road mansions lost their lakefront and their beaches. Park land and Lake Shore Drive separated these grand structures from the lake. Also in the late 1950s, the grand mansions of Cochran's Edgewater began to fall to make way for high-rise apartment buildings on Sheridan Road. On Winthrop and Kenmore, more single-family homes and two-flats were demolished to make way for four-plus-one apartment buildings, built with parking and lobby below grade and four stories rising above. During the 1960s Edgewater's population rose from 51,000 to 61,000. (*Pacyga, p. 154*)

Lakewood Balmoral survived this onslaught, but not unscathed. Many middle-class families fled the city for the less dense suburbs in a movement that was reminiscent of the flight of the middle class from Chicago's dense and older neighborhoods to subdivisions like Cochran's.

Lakewood Balmoral faltered, but did not fall. Long time residents held onto their properties despite deterioration in nearby neighborhoods. Young families desiring an urban lifestyle came once again to purchase homes in Cochran's Third Addition. In 1968, they formed the Lakewood Balmoral Residents Council to safeguard the neighborhood and build its identity. As a result of those efforts, Cochran's Third Addition survived and grew even stronger. In 1994, the *Chicago House Hunt Book*, published by GAMS Publishing Inc., stated that "Lakewood Balmoral's real estate values have soared in the past 20 years due to strong community groups and an aggressive restoration movement."

The neighborhood remains mostly intact. Few homes in the Third Addition to Edgewater show significant damage or alteration from the period of significance, except for rebuilt porches. The neighborhood looks much as it did when Cochran promoted sales of his homes in the community he created. One difference - today a small park stands at Magnolia and Bryn Mawr Avenues, named for John Lewis Cochran.

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United States Department of the Interior
National Park Service

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Lakewood Balmoral Historic District

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**United States Department of the Interior
National Park Service**

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Lakewood Balmoral Historic District

Verbal Boundary Description

The Lakewood Balmoral Historic District is situated within the city limits of Chicago about seven miles north of the Loop business district and one half mile to the west of Lake Michigan and Lincoln Park. The district is bounded on the north by the south side of Bryn Mawr Avenue, on the east by the alley west of Broadway Avenue, on the south by the north side of Foster Avenue, and to the west by the alley west of Wayne Avenue. The addresses range from 1221 to 1342 on the east-west streets and 5200 to 5553 on the north-south streets.

Boundary Justification

The Lakewood Balmoral Historic District is a cohesive collection of late 19th and early 20th century properties that represent the development of an early suburb of Chicago. Unlike much of present day Edgewater, Lakewood Balmoral retains its historic and architectural integrity. Nearly all of the residential housing consists of single-family homes, duplex town houses and two flats. The boundaries have been drawn to exclude the west side of Broadway due to its later commercial development and the east side of Glenwood due to its higher density multiple family housing development.

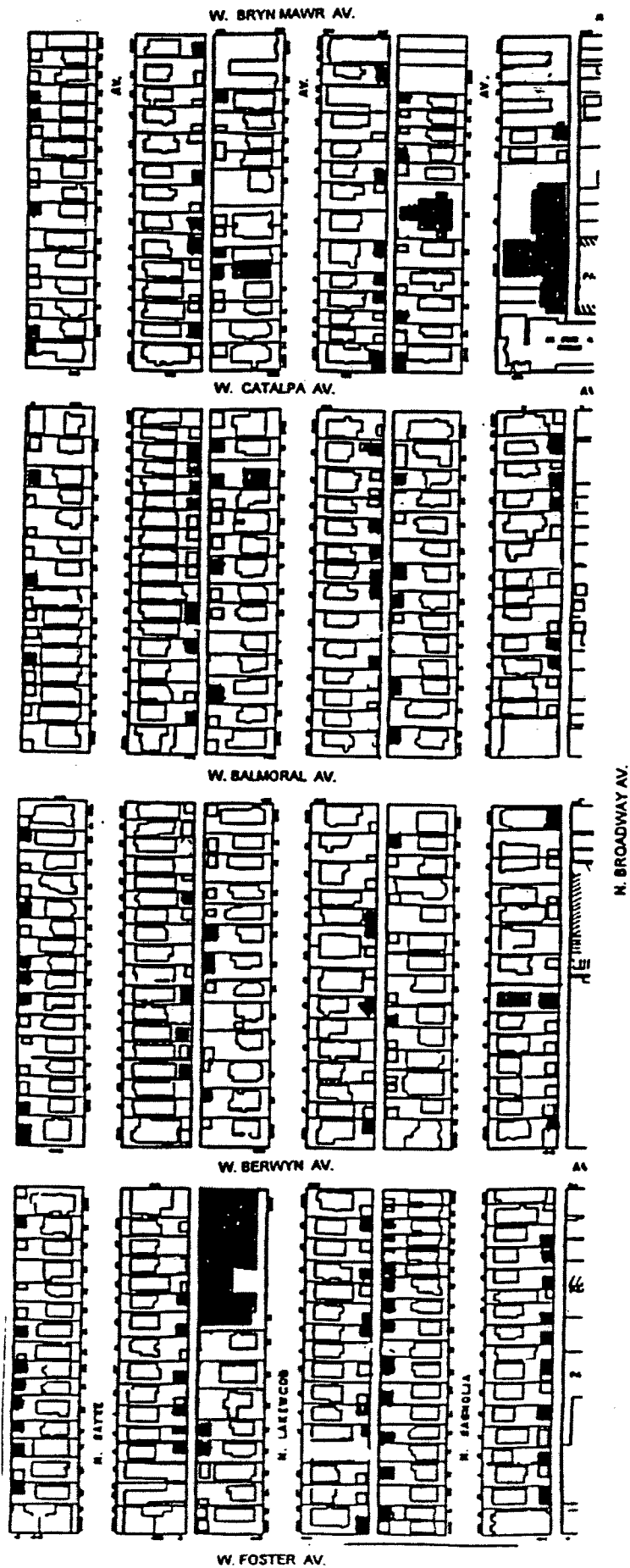
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National Park Service

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Lakewood Balmoral Historic District

* My involvement with this nomination began as a member of Professor Karamanski's History 481 Management of Historic Resources class at Loyola University Chicago. The class project was to perform a nomination of an historic district to the National Register of Historic Places. I would be remiss to exclude the names of my colleagues from that class on this nomination form. I would like include them here in order to give them the credit they deserve. The students involved were: James Ashley, Thomas Auger, Brian Coffey, Jennifer Coffman, Jerry Foust, Elizabeth Fraterrigo, Keith Gill, Ned Howard, Patrick Jennings, Dina Kalman, David Kerr, Kristin Martin, Laura Milsk, Timothy Neary, Liliana Roche, Amy Soprych, and Alexander Strauss. I would like to thank the Lakewood Balmoral Historical District Committee for all of their help and encouragement. Special thanks go to Lori Lynch, Kathy Gemperle, and Marge Britton for all of their tireless effort.



Lakewood

Balmoral

Historic

District

Chicago, Illinois

1998



Edgewater Electric Railway Connects with North Side Limit Cars.

Modern Artistic Homes.

Prices \$4,000 to \$10,500. Terms will suit you.

Now detached houses on large lots.

It will pay you to look at these houses before purchasing elsewhere.

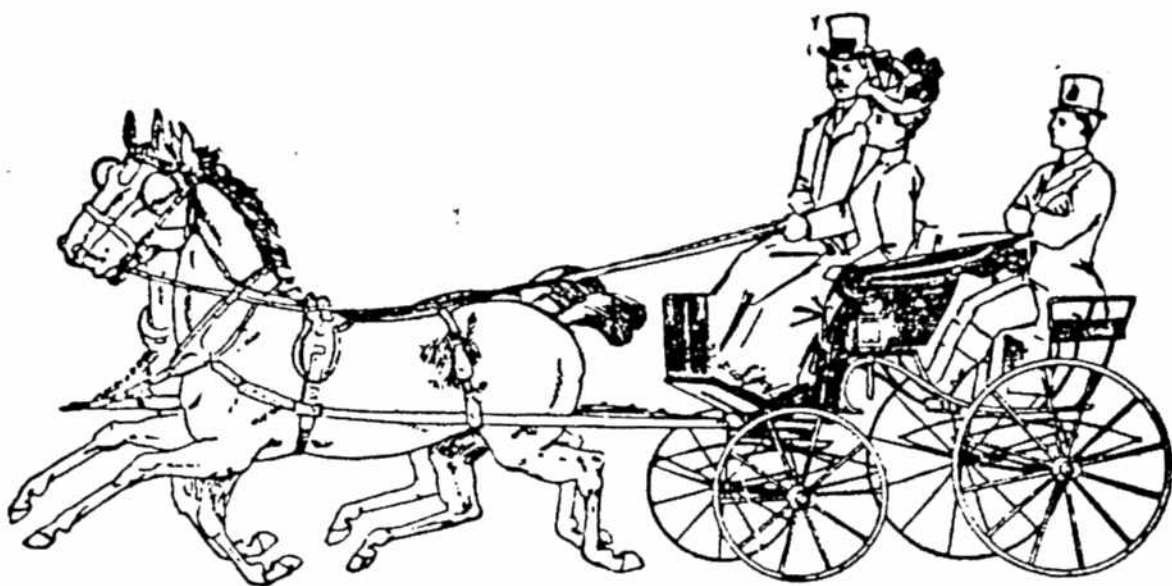
The most delightful strictly residence suburb of Chicago.

Agent at Edgewater or salesman at city office will take you at any time free of expense to inspect the property and surroundings.

J. L. COCHRAN, 722 Chicago Opera House.

EDGEWATER

A Delightful Drive Through Lincoln Park



TO **EDGEWATER** On the
 Lake Shore.

\$5,100
TO
\$10,500

New modern detached houses, on lots 50x
150 feet.

One to four blocks from Lake Michigan.

A strictly residence suburb with high-class
improvements.

Absolutely the most desirable and cheapest
residence property in Chicago.

Terms to suit you.

Splendid building lots, \$40 to \$80 per foot.

42 daily trains and 7-cent fare by the C., M. & St. P. R. R. The Chicago and Edgewater Electric Car Line will be running June 1.

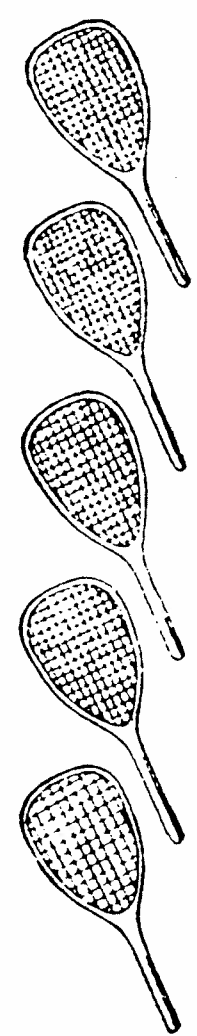
Salesmen leaving city office every day at 9, 9:30, 10:45, and 12 a. m., or 2:30 and 3:30 p. m., will take you free of expense to inspect the property.

For terms, plans of houses, etc., apply to

J. L. COCHRAN, 722 Chicago Opera House.

A RESIDENT AGENT AT EDGEWATER

EDGEWATER IS 7 MILES NORTH OF THE CITY HALL
AND IN CHICAGO



Your Wife's Choice,

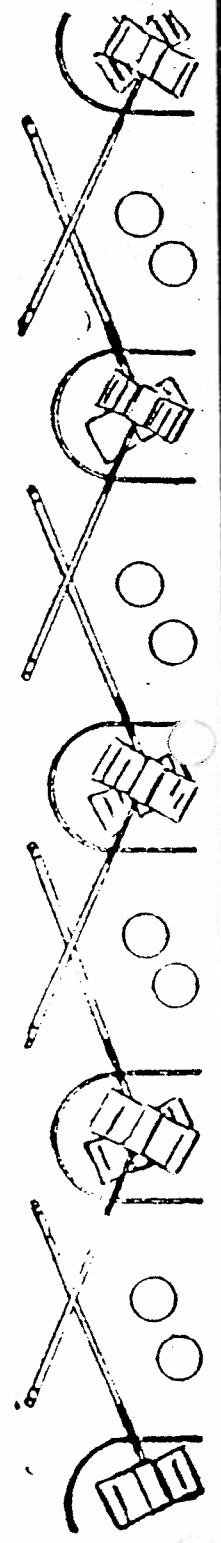
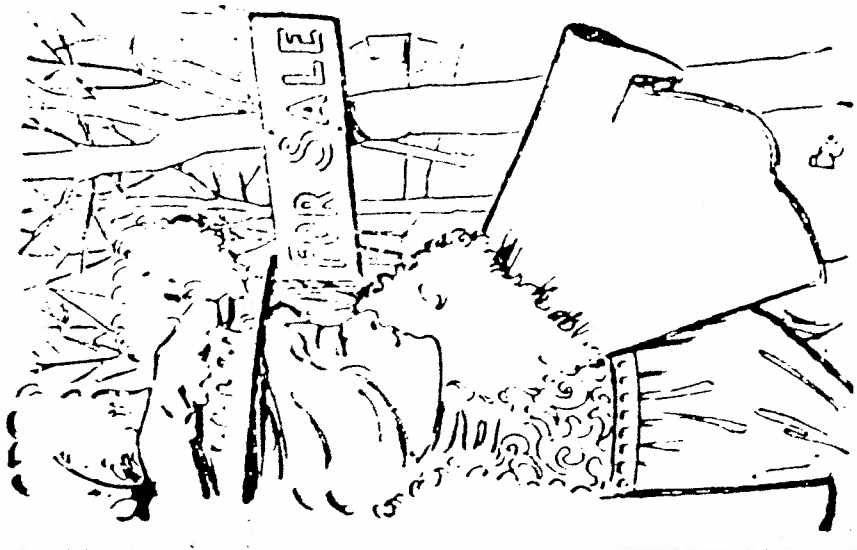
If you left it with her (and that's where it will be left in the end, you know), would be to live where she could command the delights of country living, without losing any of the city's comforts—that means only

EDGEWATER

Pure air, select society, perfect roads, fine scenery; 25 minutes from the shopping district by the train, or 40 minutes by the Clark street electric cars—quicker than that, even, when the electric elevated is finished.

We'd like to send her an album of views of the homes in Edgewater, that have been built to suit the owners on *easy terms*—we'll mail it free.

J. L. COCHRAN, 722 Chicago Opera House Block, CHICAGO.



EDGEWATER

On the Lake Shore, 8 miles north of Lincoln Park. Only 25 minutes from the Union Depot by the Evanston Division of the C. & St. P. R. R. Frequent trains and low fare.



\$6,500

Will buy the above house, or one equally as attractive, with lot 60x150.

YOU WANT A HOME

I can sell you one, and a good one; no one better. Why not call and look at plans or visit Edgewater and see the houses? They will no doubt satisfy you. No trouble to show houses; may be a benefit to me; also to you. A few prices below will tell briefly what you can buy on such terms as you want:

\$4,000	for House and Lot	40x230
\$4,500	"	" 37½x150
\$6,500	"	" 60x150
\$7,500	"	" 50x150
\$9,000	"	" 50x150
\$8,300	"	" 60x150
\$8,700	"	" 50x150
\$8,800	"	" 50x150
\$10,000	"	" 50x150
\$12,000	"	" 100x150

LOTS FOR SALE.

An agent can be found at the station at all times.

For further information apply to J.L. COCHRAN

722 Opera-House Building
Clark and Washington sts.

\$ 7,000

AT

EDGEWATER

IN LITTLE PAYMENTS



Of Stone and Brick

—solid stone walls below grade and brick walls throughout above, with cut stone for basement and first story, pressed brick above—with tile roofs.

Heated by a combination system of steam and furnace.

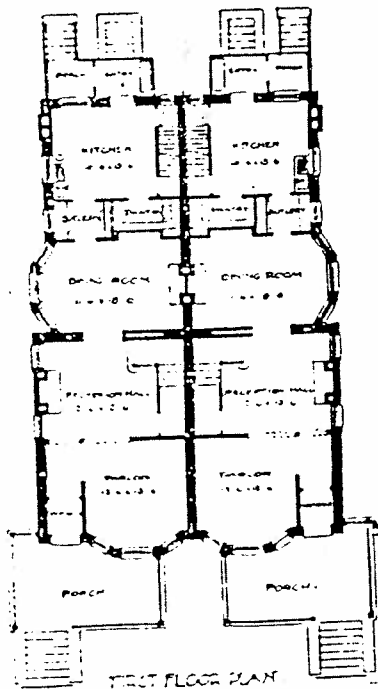
BASEMENT has large laundry, with tubs, storeroom, coal bin and servant's toilet.

FIRST FLOOR finished in quarter-sawn white oak, with floors of same, except in kitchen, where white maple is used.

SECOND FLOOR trim is in southern yellow pine, with floors of same. All floors are wax finished; no need of carpets.

THIRD FLOOR contains servant's room, storeroom and spacious attic.

THREE MANTLES of special design, and a built-in sideboard in the dining-room partially furnish the house, while the large reception hall, with open staircase and fireplace, prove the comfort and hospitality promised by the ample porch and polished plate glass windows.



KITCHEN AND BATH-ROOM are cemented five feet high and lined off into tile. **THE PLUMBING** is of the latest pattern—all set open with nicked piping. All rooms are ready for both gas and electric light.

CALL BELLS AND SPEAKING TUBES abound, and all bedrooms have large closets with shelving, hooks and case of drawers.

These houses are exceptional at the price and terms, and, being in Edgewater, are doubly bargains.

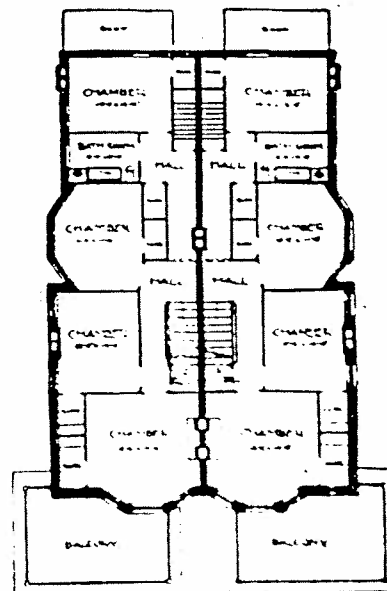
If you are interested

write us for Illustrated Edgewater Book. We have other houses better and lower in price.

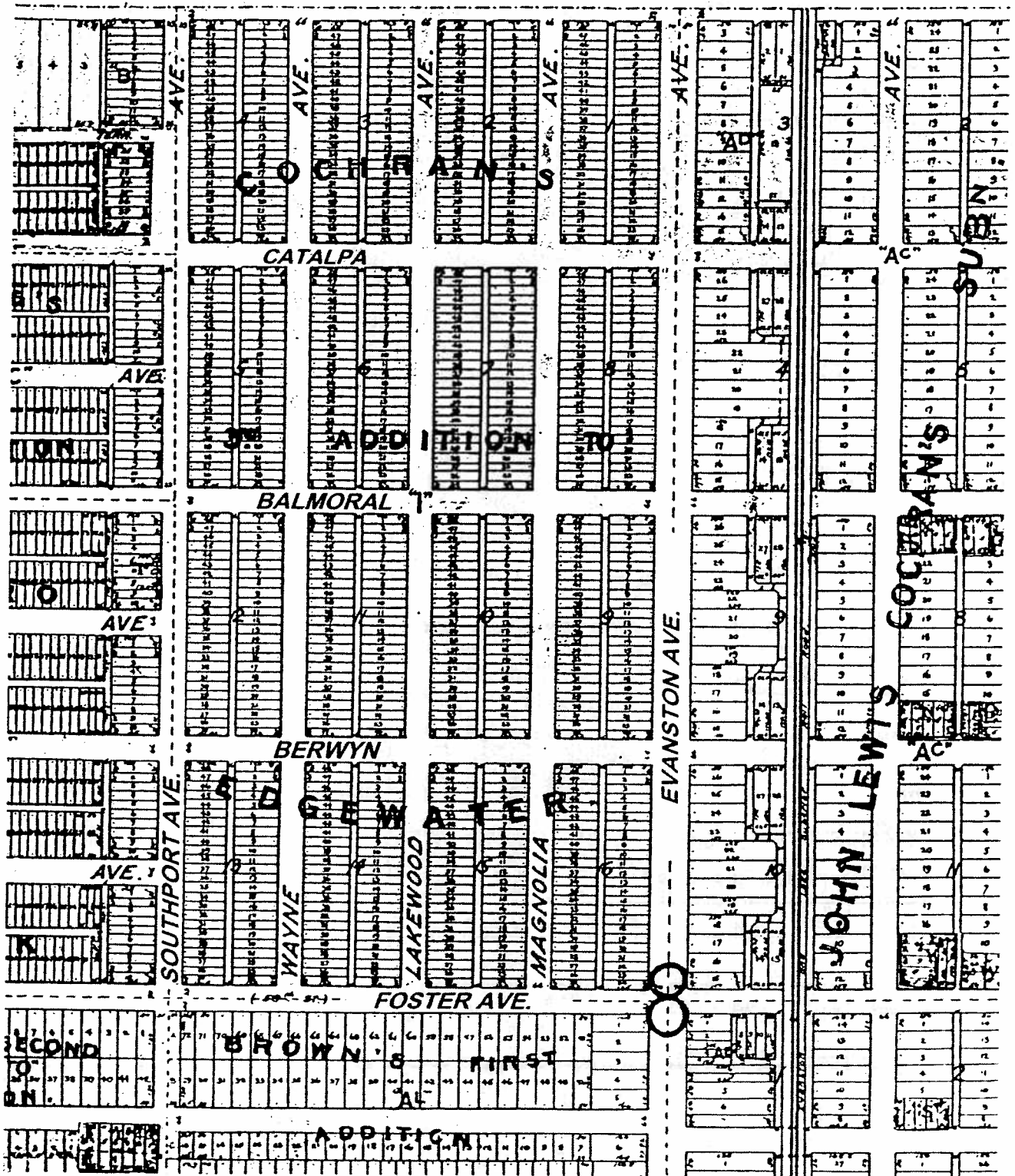
THE NORTHWESTERN L. WILL BE RUNNING IN SEVEN WEEKS.

J. L. COCHRAN,

95 Dearborn St., Chicago.



Atlas of North Shore Property -- Emil Randolph, 1896



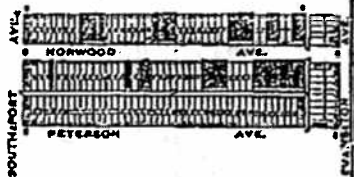
PROPERTY

KENMORE and
WINTHROP AVE.
~~—————~~ LOTS ~~—————~~

Boulevard Improvements

Strong Building Restrictions.

LOTS 50 x 150. See PLAT (B)



NORWOOD AVE LOTS

Near North Edgewater Station

EVANSTON AVE. LOTS

MAGNOLIA AVE LOTS

LAKEWOOD AVE LOTS

WAYNE AVE. LOTS

SOUTHPORT AVE LOTS

Strictly Modern, Moderate Priced
Houses for Sale on above Streets.

EASY PAYMENTS

Sewer, Water, Gas, Electric Light, Macadamized Roadways, Stone Curbs, Cement and Stone Sidewalks, Shade Trees. All Street Improvements are Uniform.

CITY GRADED SCHOOLS
CHURCHES
STORES AND MARKETS

TRANSPORTATION

C. M. & St. P. R. R. (Depot, Canal and Adams St.)
 Extension Electric Cars via Clark St. Union Cable Car.
 NORTHWESTERN ELEVATED, Leading on Union Loop.
 CLARK STREET CABLE and ELECTRIC CARS
 FIVE-CENT FARE

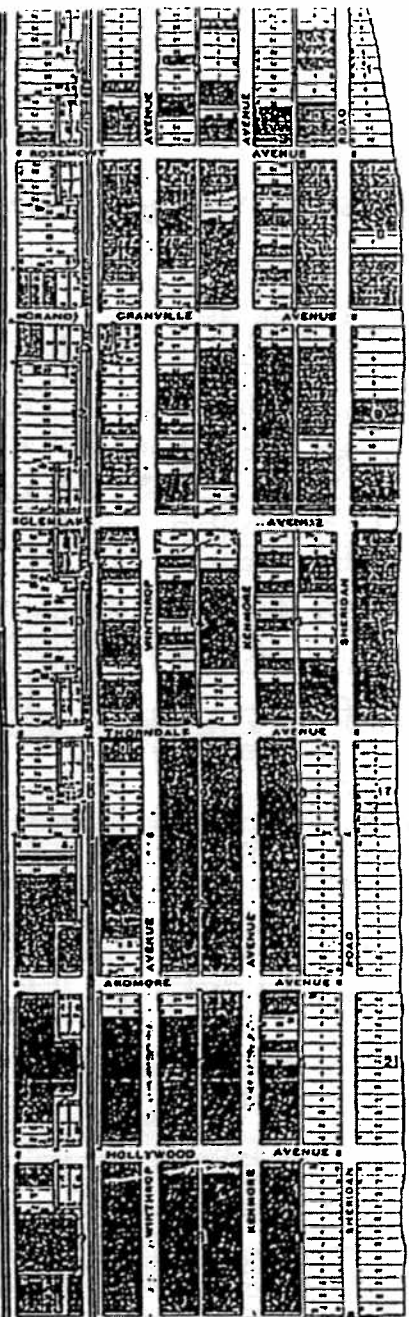
Building LOANS Without Commission.

J. L. COCHRAN

95 Dearborn Street
107 E. 1st Street
Branch Office:
Exhibition and Catalogue Room.



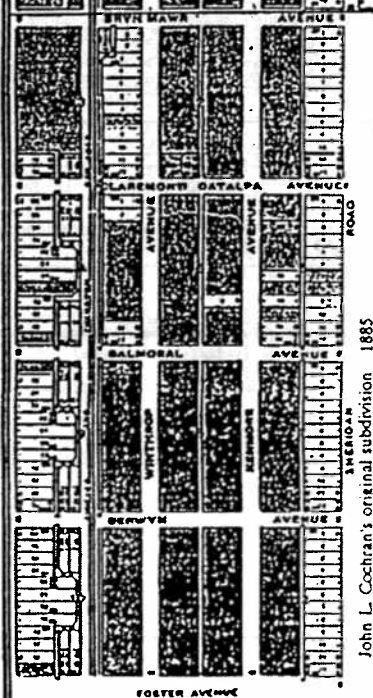
Cochran's 3rd Addition to Edgewater, 1890

POSTER AVENUE

CLARE
MICHIGAN

Cochran's 2nd addition to Edgewater, 1888

Cochran's Addition to Edgewater, 1887



FOSTER AVENUE

John L. Cochran's original subdivision 1885



5311 N Lakewood
Cook County, IL

Brian Coffey

3-31-97

Shirley

on the \$300

Block of

Lakewood-east side

Photo 2

Processing by
Kodak
MAY 1998 MN

Processing by
Kodak
MAY 1998 MN

Photo 13

Looking north east on
the \$300 block of Lakewood

Edgewater Hist. Society

3-31-97

Brian Coffey

5347 N Lakewood
Cook County, IL

Lakewood Balmora



5307-5309 N Wayne

Cook County

Brian Coffey

3-31-97

Edgewater

Front Elevation

Looking east

Photo 12

4

5307-5309 N Wayne
Cook County
Brian Coffey
3-31-97
Edgewater
Front Elevation
Looking east
Photo 12

Processing by
Kodak
MAY 1998 MN

Processing by
Kodak
MAY 1998 MN

Processing by
Kodak
MAY 1998 MN



545-3, N Lakewood
And tests Holabird and Rodde

1898

Lakewood Balmoral

Cook County, IL

Thurman Coffey

3-31-97

Edgewater Hist. Soc.

Front elevation

looking east

Photo 15

Lakewood
Balmoral

5333-35 N Lakewood

Cook County, IL

Kathryn Gemperle

4-1-98

Edgewater Hist. Soc.

Front elevation

looking east

lakefront

high rise in

background

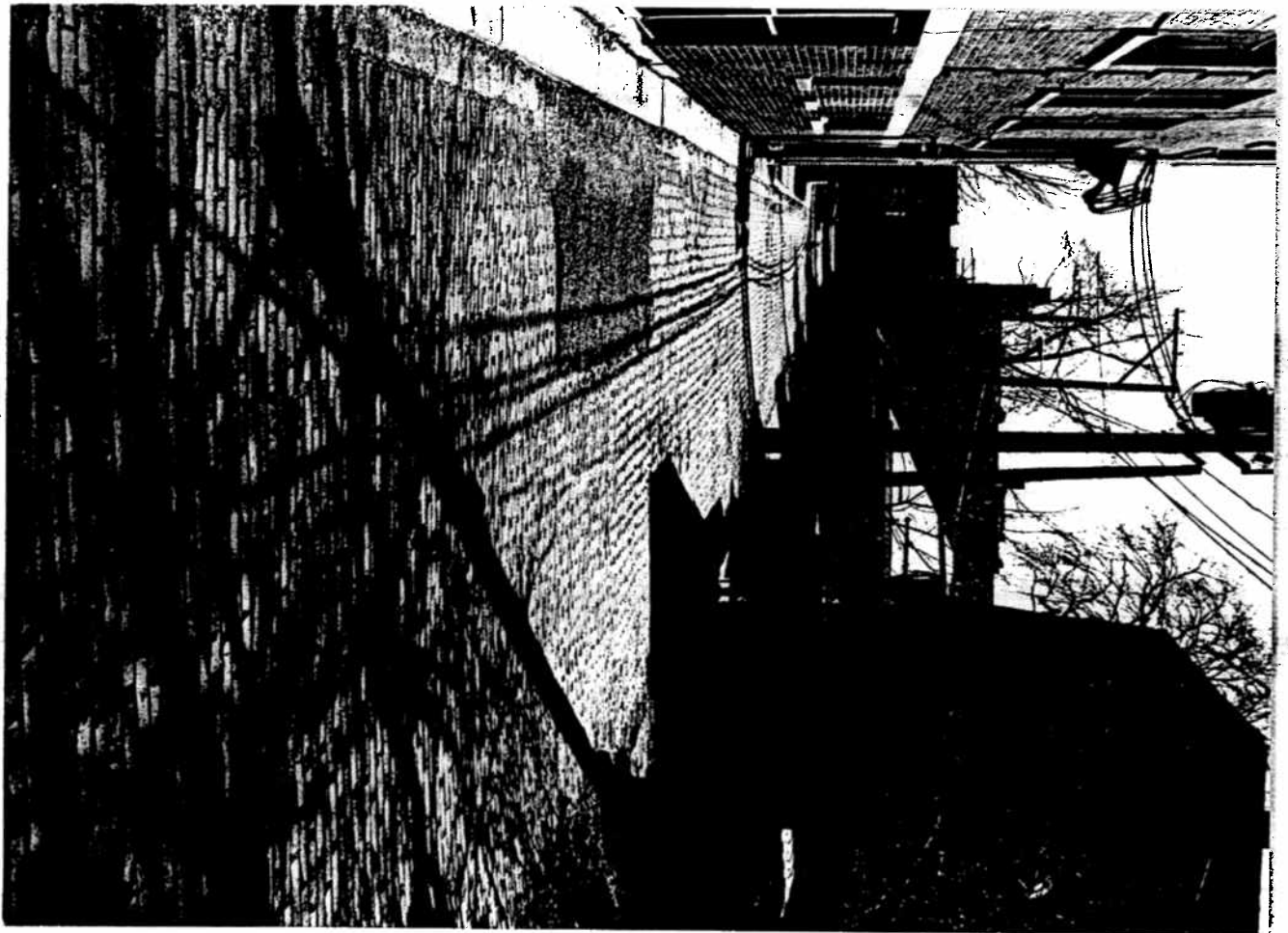
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Photo 3

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Kodak
1998 MN

Processing by
Kodak
MAY 1998 MN

Processing by
Kodak
MAY 1998 MN



5460 Wayne Lakewood Lakewood
 Cook County, IL
 Brian Coffey
 3-31-97
 Edgewater first Soc
 front side elevation
 looking north west

Processing by
Kodak
 MAY 1998 MN

Processing by
Kodak
 MAY 1998 MN

Alley between
 5460 Wayne
 Lakewood
 looking south
 from Wayne Ave
 Lakewood Lakewood
 Cook County, IL

Brian Coffey
 3-31-97
 Photo 1

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Kodak
 MAY 1998 MN

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Kodak
 MAY 1998 MN

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Kodak
 MAY 1998 MN